

RISE

DORO



situated in the heart of jacksonville's sports & entertainment district

In the heart of the Sports & Entertainment District, DORO boasts an unparalleled location overlooking the Vystar Veterans Memorial Arena, 121 Financial Ballpark, Four Seasons development and Shad Khan's Stadium of the Future; this development is in the center of the action, being next to the most energetic venues and entertainment the city has to offer.



project details

- \$79M Investment
- Delivery
 - > Phase 1 - March 2026
 - > Phase 2 - August 2026
- In partnership with [Barsala](#), RISE RE is dedicating 100 of the units to nightly and extended stays
- On-site parking garage

RISE

DORO

restaurant available for lease

- ▶ **Ground Floor** | 1,631± SF – 6,730± SF + Patio
- ▶ **Rooftop & Terrace** | 2,633± SF + 4,528± SF Patio
- ▶ **Call for Pricing**



**247 MULTIFAMILY
+ HOTEL UNITS**



**DESIGNATED
UBER RIDESHARE
LOCATION FOR S&E
DISTRICT**



**HIGH
WALKABILITY +
TRAFFIC**



**SKYLINE +
RIVER VIEWS**



A THRIVING URBAN DESTINATION

sports + entertainment district

The district is flourishing with recent announcements signaling a new critical mass for retail, residential and significant mixed-use development projects. Overall, there is \$8.8 billion of development in the Downtown pipeline, jumping \$3 billion within the last year. Nearly 1,600 multifamily units are currently under construction, and by 2030, Downtown is anticipated to reach 18,300 residents with a total of 8,140 newly-developed units online.

JACKSONVILLE GROWTH

2nd

HOTTEST JOB
MARKET IN AMERICA

2nd

BEST DOWNTOWN FOR
PANDEMIC RECOVERY

10th

MOST POPULATED
CITY IN THE U.S.

SPORTS + ENTERTAINMENT DEVELOPMENT

\$100M
MOSH
GENESIS

\$370M
THE SHIPYARDS
AND FOUR
SEASONS

\$120M
MILLER
ELECTRIC
CENTER

\$35M
ARMADA
STADIUM



ANCHOR THE DORO DEVELOPMENT

ground floor + rooftop terrace available

The ground floor restaurant opportunity boasts lofty 20-foot ceilings, while the rooftop offers an additional dining area with a bountiful terrace with the potential for an outdoor bar with panoramic views of the St. Johns River, EverBank Stadium and Downtown skyline, creating the ultimate dining experience – an amenity no other retail in Jacksonville can match.



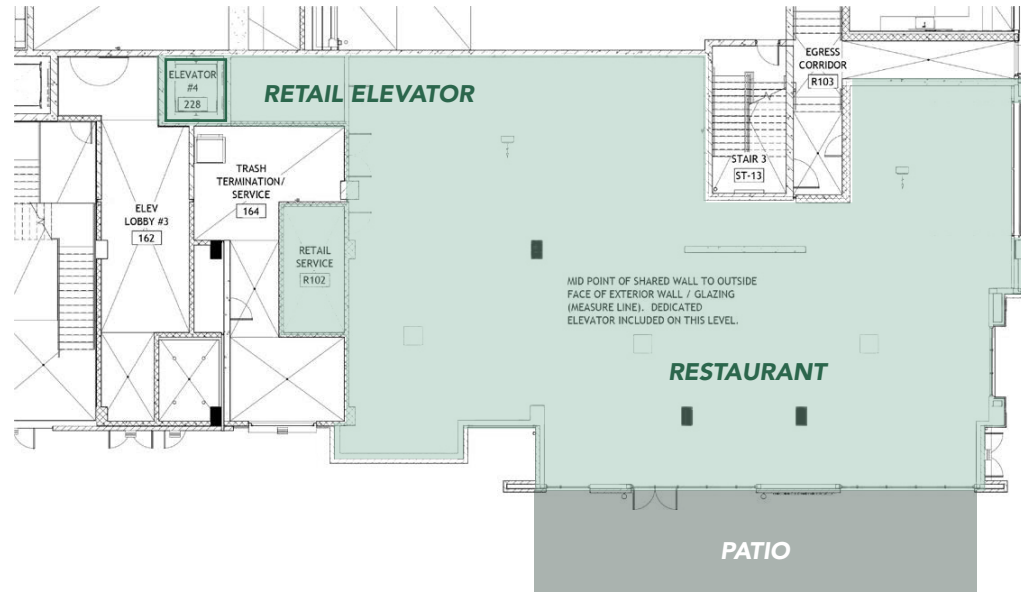
[Click here to view the full floor plan.](#)



floor plans

GROUND FLOOR

5,099± SF
+ patio

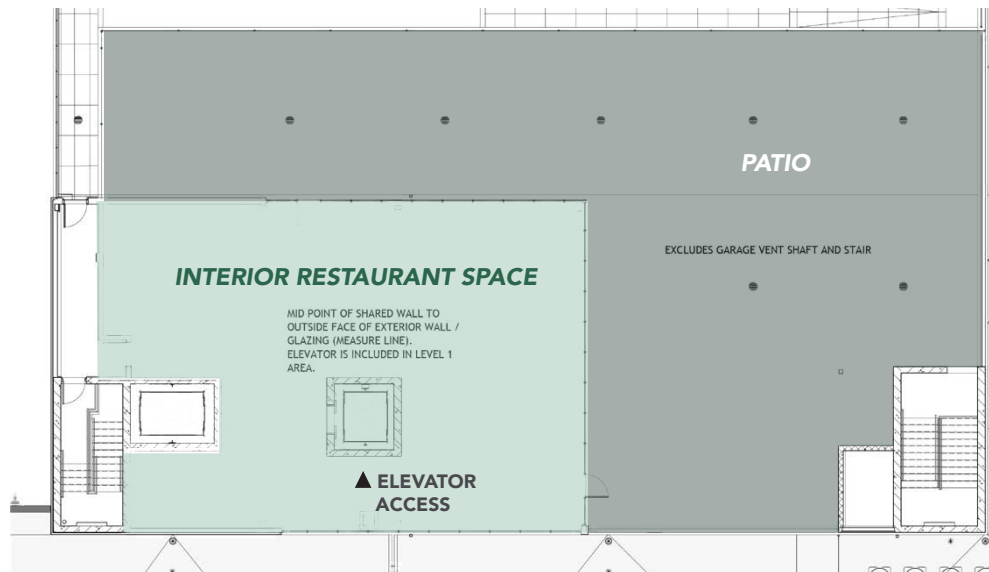


A PHILIP RANDOLPH



ROOFTOP TERRACE

2,633± SF interior +
4,528± SF patio



A PHILIP RANDOLPH



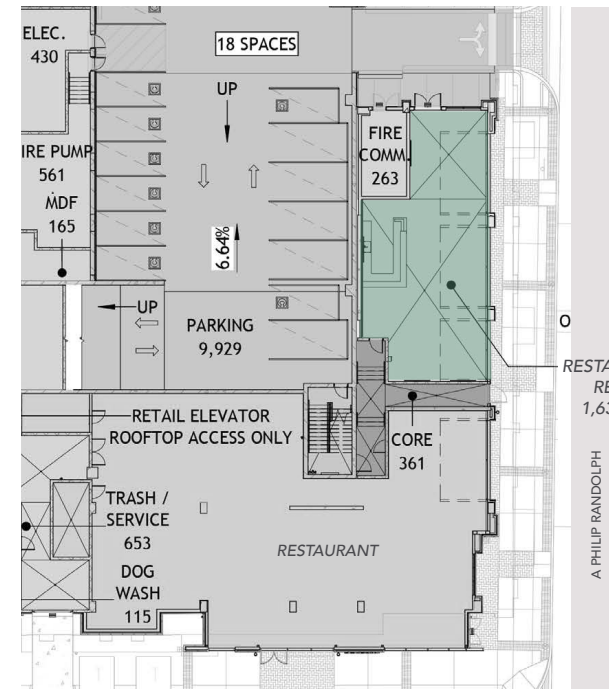
additional ground floor retail available

Adjacent to the ground floor restaurant sits another 1,631± SF with 3-roll up doors, giving it an abundance on natural light. This space can be combined with the adjacent restaurant space or be a concept entirely of its own serving residents, locals and the 18.5 million Downtown visitors each year.

 [Click here to view the full floor plan.](#)



GROUND FLOOR | 1,631± SF



RESTAURANT/
RETAIL
1,631± SF

A PHILIP RANDOLPH



THE HEART OF SPORTING EVENTS, CONCERTS AND ENTERTAINMENT

downtown jacksonville



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance - 350,000 people annually



37 home games in the 2022-2023 season
7,749 in average game attendance, the highest in ECHL (2023)



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



EVENT	# OF EVENTS ANNUALLY
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority



351K AVERAGE WEEKLY VISITS



POPULATION

96% residential occupancy rate
72.9% of the population has a four year degree or higher
53% residents between 25-54 years old
50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
8,922 businesses within 3 miles of Downtown
53,450 Downtown daytime employees
97,401 daytime employees within 3 miles of Downtown
69.3% of employees have a household income of \$80,000+

EDUCATION

3 major college campuses downtown
1 law school
\$300M UF Tech & Innovation Campus with classes starting in 2026

MEDICAL

5 major hospital campuses less than three miles from Downtown

GROWTH

#1 City in Florida for College Graduates (Zumper, 2024)
#4 Fastest Growing City in America (Census Bureau, 2024)

downtown jacksonville development

DEVELOPMENT PIPELINE



\$8.8B

in development



12.3K

total residential units



18.3K

total residents



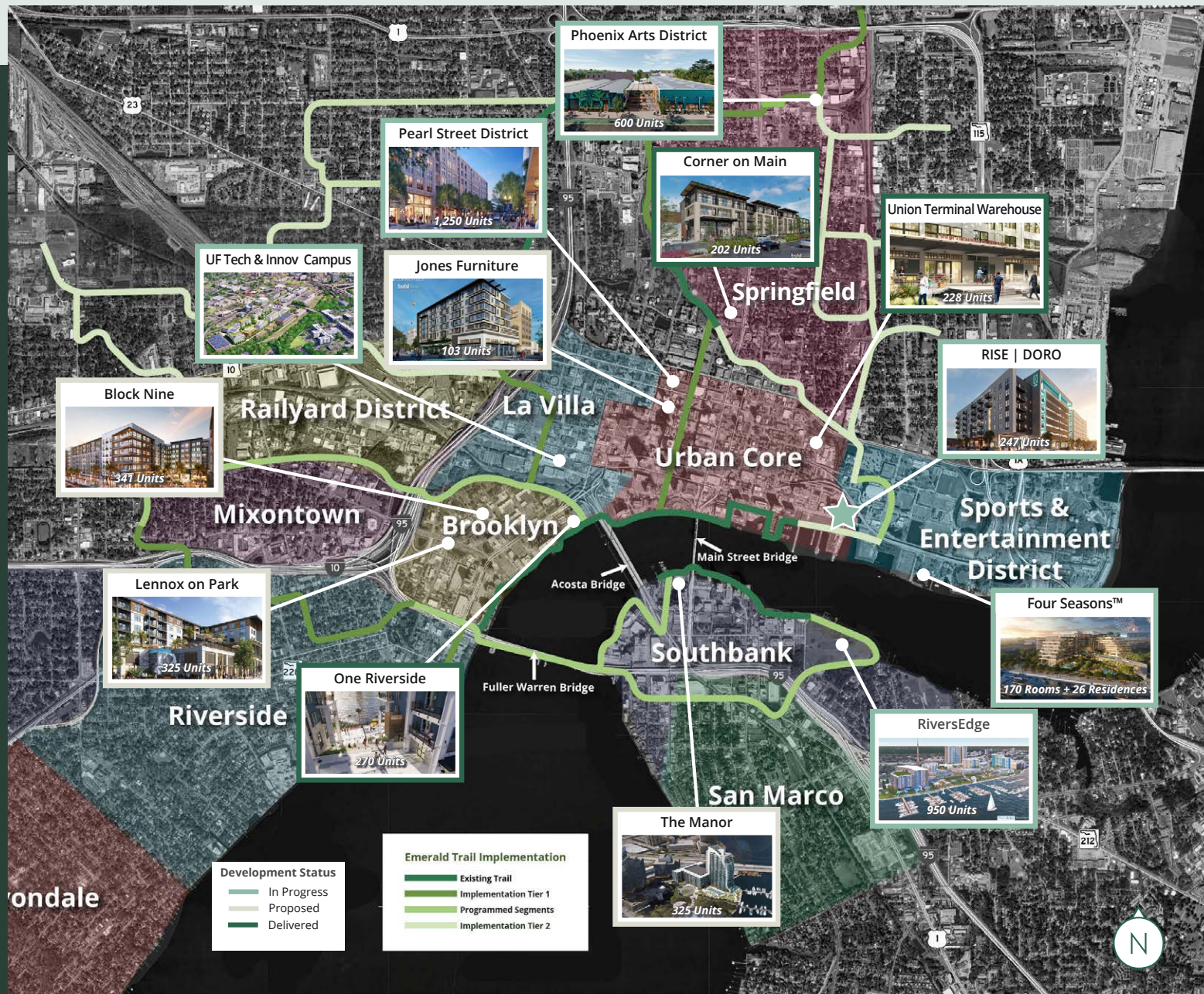
\$500M

in transportation
& public spaces



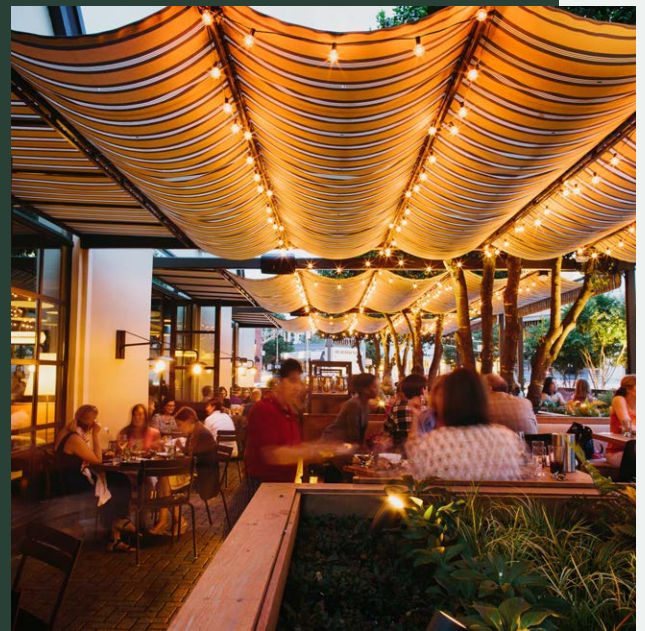
\$300M

University of Florida
Technology &
Innovation campus
to start classes in
2025



CLICK ON THE DEVELOPMENTS ABOVE FOR ADDITIONAL INFORMATION.

EXPERIENCE LIVE DINE
LIVE DINE EXPERIENCE
EXPERIENCE LIVE DINE
LIVE DINE EXPERIENCE



RISE

DORO

THE
URBAN @
DIVISION

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